



Appeal Decision

Hearing held on 5 March 2024

Site visit made on 5 March 2024

by E Dade BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th April 2024

Appeal Ref: APP/C1760/W/23/3322323

Hill Farm Caravan Park, Branches Lane, Romsey SO51 6FH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr G Billett on behalf of DHI Limited against the decision of Test Valley Borough Council.
 - The application Ref 20/02385/FULLS, dated 1 October 2020, was refused by notice dated 18 November 2022.
 - The development proposed is use of land for the siting of holiday lodges (static caravans), access and parking, landscape planting and associated infrastructure; to replace existing touring caravan, camping pitches and caravan storage areas.
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Decision

1. The appeal is allowed and planning permission is granted for use of land for the siting of holiday lodges (static caravans), access and parking, landscape planting and associated infrastructure; to replace existing touring caravan, camping pitches and caravan storage areas at Hill Farm Caravan Park, Branches Lane, Romsey SO51 6FH in accordance with the terms of the application, Ref 20/02385/FULLS, subject to the conditions in the attached schedule.

Main Issues

2. The main issues in this appeal are the effect of the proposed development on:
 - The character and appearance of the area; and
 - The integrity of European Sites, with particular regard to the bat population at the Mottisfont Bats Special Area of Conservation (SAC), nutrient pollution at The Solent European Sites, and recreational pressure on the New Forest Special Protection Area (SPA) and The Solent and Southampton Water SPA.

Reasons

Character and appearance

3. The appeal site is an established caravan and camping park comprised predominantly of pitches for touring caravans and tents, with some static caravans for holiday use. The existing pitches comprise areas of hardstanding and mown grass, and internal access roads with parking areas run through the site. Permanent buildings on the site provide ancillary facilities, such as a café, shop, post office, toilet and shower blocks, laundry facilities, wellbeing centre, and an area for caravan storage with a sales and servicing centre. Borders

planted with trees and shrubs, and boundary treatments comprising hedges, brick walls, timber fences, and automated vehicle barriers, provide structure to the site's layout. The site therefore has the appearance of a developed, managed, and landscaped holiday park.

4. The Sherfield English Village Design Statement 2015 (VDS) notes the area's character is defined by a settlement pattern of dispersed hamlets and scattered dwellings. The site lies outside of any settlement and while it is primarily surrounded by agricultural land, to the north of the site are sporadic dwellings along Doctors Hill. Branches Lane runs along the site's frontage and is a rural road with no pedestrian footway, flanked by grass verges with trees and hedgerows, with views across open fields. The site is therefore in a countryside location and the surrounding area has a verdant, rural character.
5. Dense foliage along the northern boundary generally obscures views into the site from Doctors Hill. From Branches Lane there are views into the site via the access. Boundary vegetation north of the access is tall and fairly dense but is less substantial to the south. Therefore, existing vegetation provides moderate screening from Branches Lane, with buildings and pitches partly visible as filtered and glimpsed views through gaps in the vegetation. Within its landscape context, views into the site are normally experienced by road users passing the site's frontage and therefore are highly localised.
6. Due to their white, reflective appearance, touring caravans are visible through gaps in the boundary vegetation. The Council's landscape character area appraisal identifies visually intrusive caravan parks as a key detractor and therefore views into the site are detrimental to the landscape character.
7. The touring caravans and tents are transient in nature and pitches are not always occupied; the intensity of the park's use changes from its peak in the summer to its closure in the winter season. The appearance of the site therefore changes throughout the year. However, the site contains permanent buildings and features and retains the appearance of a developed holiday park even when pitches are unoccupied.
8. The proposal would enable the siting of a maximum of 80 static caravans, replacing 143 touring caravan and camping pitches and the caravan storage and sales area. The proposal would therefore reduce the number of units of visitor accommodation on the site.
9. The static caravans would qualify under the Caravan Sites and Control of Development Act (1960) and are outside the scope of the proposal. The indicative plans and elevations show units ranging from 12.8m to 19.8m in length. It is therefore expected the static caravans would comprise a range of sizes, subject to licensing requirements. Nonetheless, the static caravans would be of greater bulk, mass, and height than the touring caravans and tents which typically occupy the site. Furthermore, the year-round, permanent siting of the static caravans would be perceived as an increase in the density of caravans on the site, most notably in winter months when pitches are normally vacant.
10. It is proposed that the static caravans would have a timber or timber-effect exterior in muted colours. The Council sought legal advice which confirmed the appearance of the static caravans could be secured through a planning condition. Controls over colour and exterior materials would enable the

appearance of the static caravans to integrate with the rural character and minimise visual impacts.

11. The Landscape & Visual Appraisal (LVA) sets out a landscaping scheme with new tree planting along the southern and western boundaries to enhance the screening of the site. In addition, proposed planting of hedges, trees, and ornamental and structure planting within the site would help integrate the proposed development into the landscape.
12. The LVA assesses the comparative changes in the views for the winter of the first year following development and concludes that the landscape effects of the proposal would range from neutral to negligible beneficial, with visual impacts ranging from negligible adverse, neutral to negligible beneficial. Whilst the magnitude of visual change would be greatest in the winter months of the first year after development, the LVA does not identify significant landscape or visual harm. The LVA indicates that as the landscape proposals mature there would be an increase in the visual integration of the lodges particularly from Branches Lane where the structure planting would mature to provide visual screening. I also note the comments from the Council's Landscape Officer who confirmed the density and depth of planting has the potential to provide a sufficient screen in the long term.
13. The proposal would result in the year-round siting of static caravans of greater scale, bulk, and perceived density than seasonal touring caravans and tents. However, the external appearance of the static caravans would be controlled through condition to complement the character of the area and reduce the visual intrusion associated with the bold colour of touring caravans. The landscaping proposals would, in the long term, successfully screen views into the site from Branches Lane. Since the proposal would be located within the existing holiday park it would not significantly degrade the spacing between hamlets, and therefore would maintain the character of settlements.
14. Consequently, the extent of any visual change associated with the proposal would not amount to harm. The effects of the proposal on the character and appearance of the area would therefore be neutral.
15. The proposal would therefore comply with Policy E2 of the Test Valley Borough Revised Local Plan 2016 (LP), which supports proposals which do not have a detrimental impact on the appearance of the immediate area and landscape character, and which provide landscaping to enable it to positively integrate into the landscape character. In addition, the proposal would comply with the VDS which requires development maintain the pattern of development.

Integrity of European Sites

16. The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) require that permission may only be granted after having ascertained that it will not affect the integrity of a European Site. Where adverse effects are identified, I have considered measures to secure mitigation with a view to ensuring that the proposal would not adversely affect the integrity of European Sites. Natural England (NE) were consulted during the appeal, and I attach significant weight to their advice.

Mottisfont Bats

17. The appeal site lies 3.2km to the north-east of this SAC and is within its zone of influence. The conservation objectives of the Mottisfont Bats SAC are to ensure the integrity of the site is maintained or restored as appropriate and ensure that the site contributes to achieving the favourable conservation status of its qualifying features, namely its colony of barbastelle bats.
18. Barbastelle bats are associated with water, riparian vegetation, and deciduous woodland. The proposed development would not result in a loss of such habitats. However, deciduous woodland in proximity of water bodies, including Doctors Copse to the east of the appeal site, are likely to be an important bat foraging resource. Environmental changes associated with development could remove foraging resources and prevent relevant species from being able to use them. Therefore, the proposed development has the potential to have likely significant effects on the integrity of the Mottisfont Bats SAC, alone or in combination with other similar development.
19. Section 4 of the Preliminary Ecological Impact Assessment (PEA), Arbtech November 2020, sets out recommendations and biodiversity enhancement measures, including bat-friendly planting to provide additional foraging opportunities, installation of at least one bat box, and recommends any lighting adhere to Bat Conservation Trust guidance. Adverse impacts on bat foraging associated with the proposal can therefore be adequately mitigated through implementation of the PEA's recommendations, secured through planning conditions. In addition, the required Construction and Demolition Environmental Management Plan and Ecological Management Plan contain measures for the protection of the natural environment during the construction phase, and the ongoing management of Doctors Copse Site of Important Nature Conservation.
20. Consequently, subject to mitigation measures, the proposed development would not result in the loss of bat habitat or foraging resources. NE concur with the conclusion that the proposal will have no adverse effect on the integrity of the Mottisfont Bats SAC or its qualifying features.

Nutrient pollution

21. The appeal site is within the catchment of The Solent and its component European Sites, including Chichester and Langstone Harbours SPA, Portsmouth Harbour SPA, Solent and Dorset Coast SPA, Solent and Southampton Water SPA and Ramsar, Solent and Isle of Wight Lagoons SPA, and Solent Maritime Special Area of Conservation (SAC) (hereafter "The Solent European Sites").
22. The qualifying features of the Chichester and Langstone Harbours SPA are its waterbird assemblage and bird species including dark-bellied brent goose; common shelduck; Eurasian wigeon; Eurasian teal; northern pintail; northern shoveler; red-breasted merganser; ringed plover; grey plover; sanderling; dunlin; bar-tailed godwit; Eurasian curlew; common redshank; ruddy turnstone; Sandwich tern; common tern; and little tern.
23. The qualifying features of the Portsmouth Harbour SPA include dark-bellied brent goose; red-breasted merganser; dunlin; and black-tailed godwit. The qualifying features of the Solent and Dorset Coast SPA are common tern; little tern; and Sandwich tern. The qualifying features of the Solent and

Southampton Water SPA are its waterbird assemblage and populations of dark-bellied brent goose; Eurasian teal; ringed plover; Mediterranean gull; Sandwich tern; roseate tern; common tern; and little tern.

24. The conservation objectives for the above European Sites are to ensure that the integrity of the sites is maintained or restored as appropriate and ensure the sites contributes to achieving the aims of the Wild Birds Directive.
25. The qualifying features of the Solent and Isle of Wight Lagoons SPA are its coastal lagoons. The qualifying features of the Solent Maritime SAC include sandbanks slightly covered by sea water; estuaries; mudflats and sandflats not covered by seawater at low tide; intertidal mudflats and sandflats; coastal lagoons; annual vegetation of drift lines; perennial vegetation of stony banks; coastal shingle vegetation outside the reach of waves; salicornia, glasswort and other annuals colonising mud and sand; spartina swards; cord-grass swards; atlantic salt meadows; shifting dunes along the shoreline with *ammophila arenaria*; shifting dunes with marram; and populations of Desmoulin's whorl snail.
26. The conservation objectives for the Solent and Isle of Wight Lagoons SPA and Solent Maritime SAC are to ensure that the integrity of the sites is maintained or restored as appropriate and ensure that the site contributes to achieving the favourable conservation status of its qualifying features.
27. NE advises there are high levels of nitrogen and phosphorus input to the water environment of the Solent region caused by wastewater from existing housing and from agricultural sources, and that these nutrients are causing eutrophication at The Solent European Sites. Consequently, NE identifies that increased levels of nutrients entering The Solent European Sites is likely to have a significant effect upon those sites and their biodiversity interests for which they have been designated and requires development does not increase nutrient load on The Solent European Sites through their wastewater solutions.
28. Insofar that the proposed development would provide overnight accommodation, the proposed development has the potential to have likely significant effects on the integrity of The Solent European Sites, alone or in combination with other similar development.
29. The appellant has provided a nutrient assessment of the proposed development. The methodology for the nutrient assessment was informed by NE's generic Nutrient Neutrality methodology and utilised bespoke data. A meeting was held between the appellant, the Council, and NE, through which the methodology was agreed. The nutrient assessment was challenged by some local residents, who put forward information derived from an alternative methodological approach and other data sources and assumptions. However, NE's endorsement of the appellant's methodology suggests the assessment is credible and carries significant weight in my decision.
30. The appellant's nutrient assessment calculates the change in visitor numbers by comparing the site's existing use with the expected use of the proposed static caravans. The assessment applies locally relevant occupancy data, derived from historical, site-specific records of bookings from previous years, alongside current constraints imposed by the existing planning conditions on the operations at the site. Concerns were raised regarding the analysis of the 2014 raw booking data. However, differences between values can generally be

attributed to bookings which extend beyond a single month, and I do not consider any discrepancies in the dataset to be statistically significant to the overall projected reduction in visitor numbers.

31. The empirical data shows that on average, touring caravans have a greater occupancy rate than static caravans. The figure represents an average of previous years rather than the information derived from a single booking year, and therefore I am satisfied the use of average values is representative. In addition, use of local average occupancy data is consistent with NE's guidance. Furthermore, the nutrient assessment has applied a precautionary occupancy by applying an occupancy rate for the proposed static caravans which is around 10% greater than suggested by the average value.
32. The nutrient assessment recognises that occupants of the proposed static caravans would have significantly greater rates of water consumption than occupants of tents. In addition, an uplift was applied to water consumption rates to account for erosion of water efficiency fixings. Therefore, the nutrient assessment embeds differences in water consumption between accommodation types and is sufficiently precautionary in its assumptions.
33. The proposal would represent a reduction in the number of units of visitor accommodation. Taking into account expected year-round occupancy, the data for visitor numbers demonstrates there would be a reduction in total visitor number compared with the existing use of the site. From this reduction in visitors, the nutrient assessment demonstrates a reduction in total nitrogen discharged from the site.
34. The parties have agreed a planning obligation contained within the signed section 106 agreement, dated 25 March 2024, which secures a phasing plan to provide a neutral position in the number of units of visitor accommodation over the implementation period of the proposed development. The planning obligation would therefore ensure the proposed development would not result in an increase in population at the site.
35. The nutrient assessment represents a collaborative approach between the main parties and NE who agree that, subject to the phasing plan, the proposed development would represent an overall net reduction in wastewater and associated nutrient pollution. Conversely, the alternative assessment provided by third parties was not prepared with the collaboration with NE and fails to persuade me that the appellant's nutrient assessment was anything other than precautionary in approach and consistent with NE guidance.
36. As set out above, the proposed development will result in a net reduction in nutrient pollution discharging into The Solent European Sites. The phasing plan would ensure that increases in nutrient pollution would be avoided. I note the comments from NE which confirm it concurs with these conclusions. On this basis, the proposed development would not result in likely significant effects on the integrity of The Solent European Sites.

Recreational pressure

37. The application site is located within 15km of the New Forest SPA and is therefore within the distance where new residents would be likely to visit the New Forest. The conservation objectives for the New Forest SPA seek to ensure the integrity of the site is maintained or restored as appropriate and contribute

to achieving the aims of the Wild Birds Directive. The qualifying features of the New Forest SPA include its breeding bird species, namely European honey-buzzard, hen harrier, Eurasian hobby, European nightjar, woodlark, Dartford warbler, and wood warbler.

38. Recreational activity from visitors causes disturbance to the SPA's bird populations. In addition, the Solent and Southampton Water SPA, as described above, is also vulnerable to additional recreational pressure. The proposed development would provide overnight accommodation, and therefore has the potential to have likely significant effects on the integrity of those habitats, alone or in combination with other similar development.
39. However, as discussed above, the secured phasing plan would ensure the site's population would not increase, and therefore additional recreational pressure from visitor disturbance would be avoided. On this basis, the proposed development would not result in likely significant effects on the integrity of the New Forest SPA and Solent and Southampton Water SPA.

Integrity of European Sites - conclusion

40. As set out above, I have found the proposal has the potential for adverse effects on European Sites through loss of bat foraging resources, and nutrient pollution and recreational pressure associated with additional overnight accommodation. However, such harms can be readily mitigated and avoided through measures secured by planning conditions and obligations. Therefore, on the basis of objective and credible evidence, including the advice of NE, I am satisfied that the adverse effects on the integrity of European Sites can be ruled out beyond all reasonable scientific doubt.
41. The proposal would therefore comply with LP Policy E5 which requires development conserve biodiversity and meet the requirements of the Habitats Regulations. The proposal would satisfy Regulation 63 of the Habitats Regulations which allows permission to be granted only after having ascertained that it will not adversely affect the integrity of the European Site.

Other Matters

42. March End is north-east of the site at Doctors Hill and Old Roost Cottage lies north-west of the appeal site. Both buildings are Grade II listed and are 1.5 storey, 16th century, timber-frame cottages with painted brick encasings. Old Roost Cottage has a half-hipped, old plain tiled roof. March End has a thatched roof and was extended in the 18th century with the addition of a two-storey cross-wing. Due to their age and construction, the buildings contribute historic, architectural, and visual interest.
43. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires I have special regard to the desirability of preserving those buildings or their settings or any features of special architectural or historic interest which they possess. An area of mown grassland and dense boundary vegetation provides visual separation between March End and the appeal site. Old Roost Cottage is separated from the appeal site by Branches Lane. As set out above, the proposed landscaping enhancement to the site's boundaries would reduce views into the site. Views of the proposed development from the listed buildings would not appear more intrusive on the setting of the listed

- buildings than the existing relationship. Therefore, the proposal would not harm the special interest and historical significance of either listed building.
44. Concerns were raised the proposal would generate noise, disturbance, and traffic. Whilst the site would be occupied year-round, the proposal would result in a reduction in an overall reduction of units of accommodation and visitors. Therefore, the proposal would not adversely affect the living conditions of neighbours. External lighting would be controlled through a planning condition and therefore the proposal would not generate light pollution.
45. Some respondents queried the layout and spacing of the static caravans. The minimum space requirements for caravans are stipulated by legislation and licensing, and therefore would provide sufficient space to accommodate the proposed landscaping, enable maintenance, and ensure a safe environment.
46. Some respondents raised concerns the proposal would result in the development of permanent dwellings in the countryside with an associated uplift in the parish's population and conflict with the Local Plan's spatial strategy which directs residential development to existing settlements and seeks to retain tourist accommodation. Use of the static caravans as main private residences can be restricted through planning conditions.
47. The accessibility of the site was queried by some respondents. However, the site's use for tourist accommodation is established, and the holiday park provides services and facilities to meet the needs of its visitors.

Conditions

48. Through the statement of common ground, the main parties agreed suggested conditions including pre-commencement conditions. In addition to the standard time limit of the planning permission granted, in the interests of certainty I have attached a condition specifying the approved plans. For the same reason, I have attached conditions to specify the maximum number of units and ensure the static caravans meet the definition provided by the Caravan Sites and Control of Development Act (1960) and the Caravan Site Act (1968).
49. To ensure the proposal does not result in the loss of tourist accommodation or the development of dwellings outside defined settlements, I have attached conditions requiring a register of occupants be maintained and requiring the static caravans not be occupied as a persons' sole or main residence.
50. To retain and avoid damage to existing trees and natural features, I have attached conditions requiring construction adhere to the measures described by the Tree Survey and Arboricultural Impact Appraisal. This includes submission of a method statement for no dig surfacing construction within root protection zones prior to commencement of development.
51. To avoid harm during construction to living conditions, highway safety, protected species, and the environment, I have attached a condition requiring submission of a Construction and Demolition Environmental Management Plan and Ecological Management Plan. To enhance biodiversity and conserve protected species including bat species, as discussed above, I have included conditions requiring submission of details of a scheme of ecological enhancement measures, details of external lighting, and implementation of the recommendations of the Preliminary Ecological Impact Assessment.

52. To ensure the development does not harm the character and appearance of the area, I have attached conditions requiring the submission of details of hard and soft landscaping works. To enable planting to become established, the soft landscaping should be maintained for a period of 5 years. For the same reason, I have included a condition requiring submission and approval of details of the external materials and appearance of the static caravans.
53. For the purpose of conserving water quality and prevent surface water flooding, I have attached conditions requiring the development accord with the drainage and flood strategies and submit details of long-term maintenance.
54. To provide adequate off-street parking I have included a condition requiring the car parking spaces be provided prior to occupation.

Conclusion

55. For the reasons given above, having regard to the development plan taken as a whole and all other relevant material considerations, I conclude the appeal should be allowed.

E Dade

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall be begun within three years from the date of this permission.
- 2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: No 102 Rev D *Site Location Plan*; Figure 9 Rev P9 *Landscape Masterplan*; No 501 Rev B *Detailed Soft Landscape Proposals Western Boundary Sheet 1 of 2*; No 502 Rev B *Detailed Soft Landscape Proposals Western Boundary Sheet 2 of 2*.
- 3) The development hereby permitted shall only be occupied by units qualifying as caravans, as defined by the Caravan Sites and Control of Development Act (1960) and the Caravan Site Act (1968) as amended.
- 4) The pitches hereby permitted shall only be occupied by a maximum of 80 units at any one time.
- 5) The static caravans, cabins/chalets occupying the pitches hereby permitted shall not be occupied as a persons' sole or main place or residence.
- 6) The owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the site, and of their main home addresses, and shall make such information available at all reasonable times to the local planning authority.
- 7) The development hereby permitted shall be undertaken in full accordance with the provisions set out within the RPS Tree Survey and Arboricultural Impact Appraisal (containing tree protection measures) reference JSL3693_780 dated 20th September 2020.
- 8) Tree protective measures installed (in accordance with the tree protection condition listed as no.) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the local planning authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.
- 9) Prior to the commencement of development, a method statement, detailing the no dig surfacing construction method for areas within the root protection zones of the retained trees, shall be submitted to and approved in writing by the local planning authority. All work shall be undertaken in accordance with the requirements, specifications and timing detailed within the approved method statement.
- 10) No development shall commence on site (including any works of demolition), until a Construction and Demolition Environmental Management Plan and Ecological Management Plan has been submitted to, and approved in writing by, the local planning authority. The Plan shall include the following:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) the phasing of delivery vehicles bringing the lodges onto site loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;

- iv) hours of construction, including deliveries;
- v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- vi) wheel washing facilities;
- vii) measures to control the emission of dust and dirt during demolition and construction;
- viii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- ix) measures for the protection of the natural environment and the ongoing management of Doctors Copse SINC

The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

- 11) The development hereby permitted shall proceed in accordance with the measures set out in Section 4.0 'Conclusions, Impacts and Recommendations' of the Hill Farm Caravan Park, Branches Lane, Romsey, SO51 6FH Preliminary Ecological Impact Assessment (Arbtech November 2020), unless varied by a European Protected Species (EPS) licence issued by Natural England.
- 12) No works to enable the formation of the tracks and pitches hereby permitted shall take place, until details of a scheme of ecological enhancement measures to be incorporated within the development is submitted and approved by the local planning authority. All enhancement measures should be permanently maintained and retained in accordance with the approved details.
- 13) Notwithstanding the information provided for the western boundary, no works to enable the formation of the tracks hereby permitted shall take place, until full details of the hard and soft landscape works have been submitted and approved. Details shall include:
- i) planting plans;
 - ii) written specifications (including cultivation and other operations associated with plant and grass establishment);
 - iii) schedules of plants, noting species, plant sizes and proposed numbers/densities;
 - iv) hard surfacing materials.

The landscape works shall be carried out in accordance with the approved details.

- 14) Prior to the pitches hereby approved being brought into use, a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise.

Development shall be carried out in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.

15) The drainage system hereby permitted shall be constructed in accordance with the approved documents:

- Site Investigation Percolation Testing (reference: PT-2020-00002 1.1, dated: 12/01/2020).
- Surface Water Drainage Technical Summary (reference: AAC5728; dated: 6th December 2020).
- Flood Risk Assessment and Conceptual Foul and Surface Water Drainage Strategy (reference: RCEF77450 002, dated 28th September 2020).

Any changes to the approved drainage strategy and associated documentation must be submitted to and approved in writing by the local planning authority and the lead local flood authority in consultation with the Environment Agency where necessary. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations. Implementation of the surface water drainage system shall be in accordance with the approved details and retained thereafter.

16) Prior to the completion of the drainage strategy hereby approved, details for the long-term maintenance arrangements of the surface water drainage system shall be submitted to and approved in writing by the local planning authority.

The submitted details shall include:

- i) Maintenance schedules for each drainage feature type and ownership.
- ii) Details of protection measures.

Management of the surface water drainage system shall be in accordance with the approved details and retained thereafter.

17) The development hereby approved shall not be brought into use until the car parking spaces shown on the approved masterplan have been provided. The areas of land so provided shall be retained at all times for this purpose.

18) No new external lighting shall be installed at the site until details have been submitted to and approved in writing by the local planning authority. The details shall include plans and details sufficient to show the location, type, specification, luminance and angle of illumination of all lights/luminaires, together with any maintenance regime to be adhered to. The details shall also include an audit of all fixed external lighting that exists at the site prior to development taking place and specify where any existing lighting is to be retained following development. The details shall include the specification and location of both new and retained lighting where that is proposed per Phase. Any lighting approved by virtue of this condition shall be installed prior to first use of any of that phase for holiday accommodation and shall be retained and maintained in accordance with the approved details.

19) Prior to the stationing of any static caravans on the pitches hereby approved, details of exterior materials and colours of the static caravans shall be submitted to and approved in writing by the local planning authority. Only caravans constructed in accordance with the approved details shall be positioned on the pitches hereby approved.

END OF SCHEDULE

APPEARANCES

FOR THE APPELLANT:

Patrick Barry, Planning Agent	Nova Planning Ltd
Mr G Billett, appellant	DHI Limited
Joe Billett	DHI Limited
Lucy Galliène, supporting appellant	
George Lilley, Senior Landscape Architect	RPS
Andy Traves	Aqua Callidus Ltd

FOR THE LOCAL PLANNING AUTHORITY:

Graham Melton, Senior Planning Officer	Test Valley Borough Council
Jason Owen MRTPI, Development	Test Valley Borough Council
Manager – Southern Team	

INTERESTED PARTIES:

Michael Arnison-Newgass	Local resident
Sheila Cook	Sherfield English Parish Council
Michael Gooding	Local resident
Ursula Gooding	Local resident
Richard Nash	Local resident
Wendy Nash	Local resident
Arthur Smythe-Wright	Local resident
Denise Smythe-Wright	Local resident

DOCUMENTS

Written statement by M Arnison-Newgass